

004.0

0003

0015.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONAPPRAISED: 1,053,600 / 1,053,600
USE VALUE: 1,053,600 / 1,053,600
ASSESSED: 1,053,600 / 1,053,600
Patriot
Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
93-95		MILTON ST, ARLINGTON

OWNERSHIP	Unit #:	
Owner 1: PONTE JOHN JR		
Owner 2:		
Owner 3:		
Street 1: 43 MOUNT PLEASANT ST		
Street 2:		
Twn/City: NORTH BILLERICA		
St/Prov: MA	Cntry:	Own Occ: N
Postal: 01862	Type:	

PREVIOUS OWNER

Owner 1: PONTE JOANNE ETAL/ TRS -		
Owner 2: JOHN PONTE REVOCABLE TRUST -		
Street 1: 7941 LORRAINE RD		
Twn/City: SARASOTA		
St/Prov: FL	Cntry:	
Postal: 34241		

NARRATIVE DESCRIPTION

This parcel contains .119 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1925, ~~Saving personally~~ and 2820 Square Feet, with 2 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 13 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5186	Sq. Ft.	Site			0	80.	1.11	1									460,463						460,500	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
104	5186.000	586,600	6,500	460,500	1,053,600		3953
							GIS Ref
							GIS Ref
							Insp Date
							09/08/17

1 of 1
CARDResidential
ARLINGTONTotal Card / Total Parcel
1,053,600 / 1,053,600

!422!

USER DEFINED

Prior Id # 1:	3953
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
LAST REV	
Date	Time
12/29/21	18:30:19
mmcmakin	
422	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	586,600	6500	5,186.	460,500	1,053,600		Year end	12/23/2021
2021	104	FV	560,400	6500	5,186.	460,500	1,027,400		Year End Roll	12/10/2020
2020	104	FV	560,700	6500	5,186.	460,500	1,027,700		Year End Roll	12/18/2019
2019	104	FV	415,400	6500	5,186.	489,200	911,100	911,100	Year End Roll	1/3/2019
2018	104	FV	415,400	6500	5,186.	356,900	778,800	778,800	Year End Roll	12/20/2017
2017	104	FV	391,600	5100	5,186.	310,800	707,500	707,500	Year End Roll	1/3/2017
2016	104	FV	391,600	5100	5,186.	264,800	661,500	661,500	Year End	1/4/2016
2015	104	FV	349,900	5100	5,186.	259,000	614,000	614,000	Year End Roll	12/11/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PONTE JOANNE ET	78780-536	1	9/27/2021	Family	924,151	No	No		
PONTE JOHN/ TRU	44388-230		12/29/2004	Family	99	No	No	1/2 INTEREST	
PONTE JOHN JR	44388-228		12/29/2004	Family	99	No	No	John Ponte Jr 1/3 interest--> trust	
PONTE JOHN & SU	26746-28		10/15/1996		99	No	No	John & Suzana put their 2/3 interest into a t	
PONTE JOHN & SU	20672-311		7/24/1990	Convenience	99	No	No		
ANDERSON STEPHE	10238-346		3/27/1963	Family	7,500	No	No		
BROSnan DANIEL	9326-155		2/24/1959		23,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/15/2021		SQ Returned						MM Mary M
11/10/2021		SQ Mailed						MM Mary M
10/21/2021		Mail Update						JO Jenny O
11/2/2018		Mail Update						MM Mary M
9/8/2017		MEAS&NOTICE						HS Hanne S
5/19/2009		Measured						189 PATRIOT
9/21/1999		Mailer Sent						
9/21/1999		Measured						264 PATRIOT
8/1/1990								PM Peter M

ACTIVITY INFORMATION

Date	Result	By	Name
11/15/2021	SQ Returned	MM	Mary M
11/10/2021	SQ Mailed	MM	Mary M
10/21/2021	Mail Update	JO	Jenny O
11/2/2018	Mail Update	MM	Mary M
9/8/2017	MEAS&NOTICE	HS	Hanne S
5/19/2009	Measured	189	PATRIOT
9/21/1999	Mailer Sent		
9/21/1999	Measured	264	PATRIOT
8/1/1990		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA

/ / /

EXTERIOR INFORMATION

Type:	13 - Multi-Garden
Sty Ht:	2A - 2 Sty +Attic
(Liv) Units:	2 Total: 2
Foundation:	2 - Conc. Block
Frame:	1 - Wood
Prime Wall:	4 - Vinyl
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	GREY
View / Desir:	

BATH FEATURES

Full Bath:	3	Rating: Average	3 UNITS 3 MAILBOXES.
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth:		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

RESIDENTIAL GRID**OTHER FEATURES**

Kits:	2	Rating: Good
A Kits:		Rating:
Fpl:		Rating:
WSFlue:		Rating:

GENERAL INFORMATION

Grade:	C - Average
Year Blt:	1925
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdct:	
Fact:	.
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal:	2 - Plaster
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	%
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	2 - Gas
Heat Type:	5 - Steam
# Heat Sys:	2
% Heated:	100
% AC:	
Solar HW:	NO
Central Vac:	NO
% Com Wal	% Sprinkled

DEPRECIATION

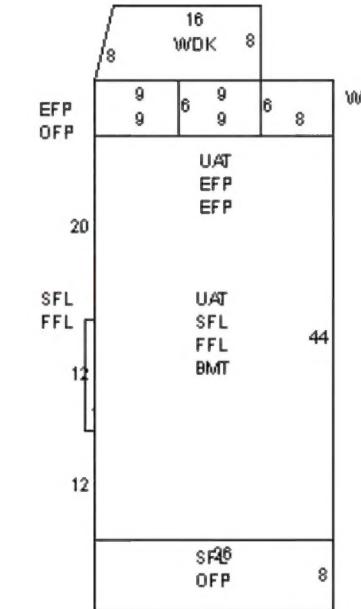
Phys Cond:	GD - Good	18. %
Functional:		%
Economic:		%
Special:		%
Override:		%

CALC SUMMARY

Basic \$ / SQ:	180.00
Size Adj.:	1.06666660
Const Adj.:	0.98000199
Adj \$ / SQ:	188.160
Other Features:	127500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	720594
Depreciation:	134031
Depreciated Total:	586564

COMMENTS

3 UNITS 3 MAILBOXES.

SKETCH**RESIDENTIAL GRID**

1st Res Grid	Desc: Line 1	# Units: 1
Level	FY LR DR D K FR RR BR FB HB L O	
Other		
Upper		
Lvl 2		
Lvl 1		
Lower		
Totals	RMS: 13 BRs: 6 Baths: 3 HB	

REMODELING**RES BREAKDOWN**

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

Totals

2	13	6
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SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
SFL	Second Floor	1,364	188.160	256,651	UAT	100	FLA	100		
FFL	First Floor	1,156	188.160	217,513						
BMT	Basement	1,144	56.450	64,577						
UAT	Upper Attic	300	131.710	39,448						
OPF	Open Porch	262	22.340	5,854						
WDK	Deck	184	11.210	2,062						
EFP	Enclos Porch	162	43.150	6,990						
	Net Sketched Area:	4,572		593,095						
Size Ad	2520	Gross Area	5470	FinArea	2820					

IMAGE
AssessPro Patriot Properties, Inc
MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	
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SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	GD	1925	21.25	T	30	104			6,000			6,000
19	Patio	D	Y	1	8X12	A	FR	2000	6.00	T	19	104			500			500

More: N	Total Yard Items:	6,500	Total Special Features:		Total:	6,500
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